HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Québec CMA

Date Released: Third Quarter 2018

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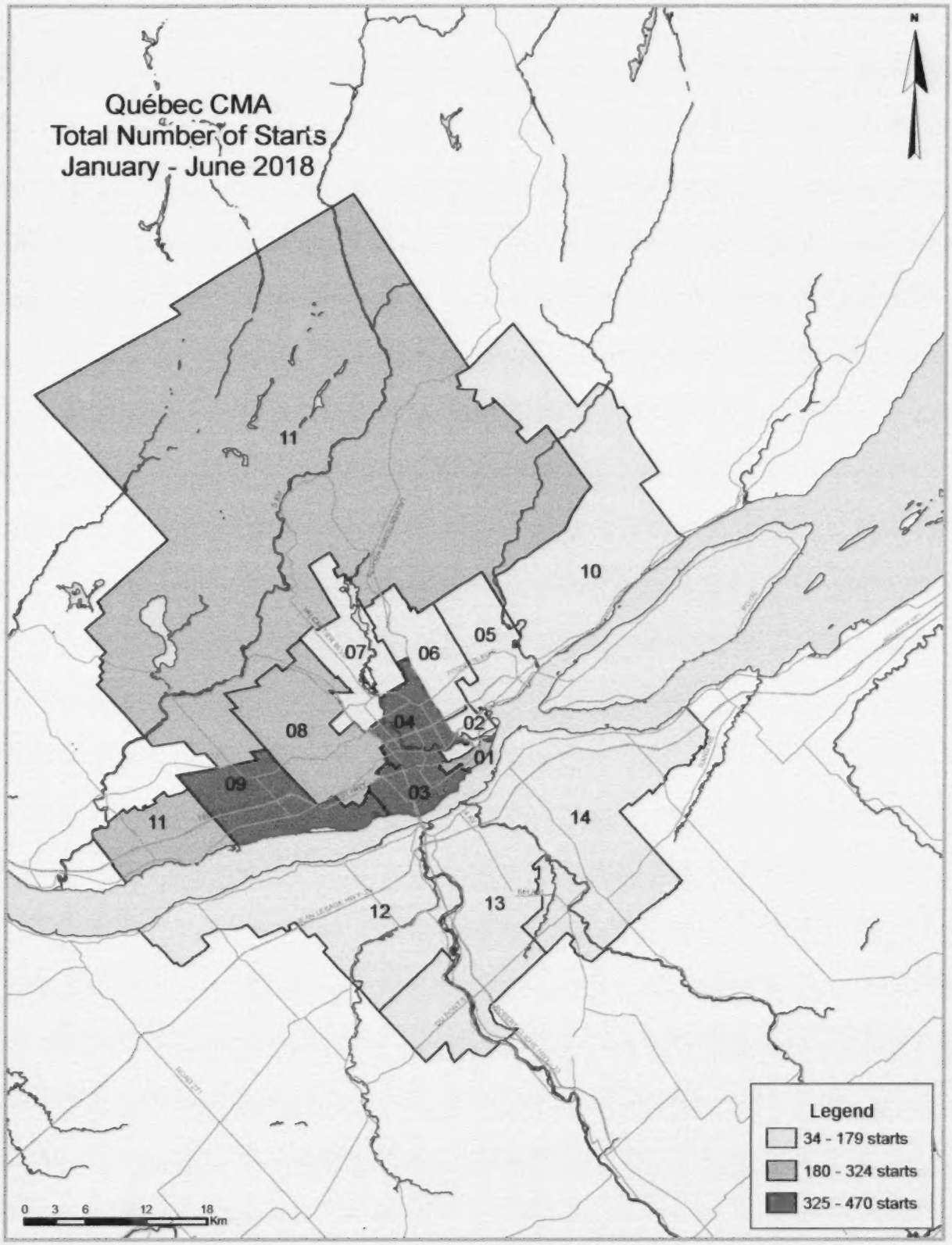
Québec CMA
Total Number of Starts
January - June 2018
N
11
10
05
07
06
08
04
02
01
09
03
11
14
12
13
Legend
34 - 179 starts
180 - 324 starts
325 - 470 starts
0 3 6 12 18
Km

ZONE DESCRIPTIONS - QUEBEC CMA			
Zones	**Name**	**Municipalities and Zones**	**Large Zones**
Zone 1	Haute-Ville	Districts of Saint-Jean-Baptiste, Montcalm, Vieux-Québec–Cap-Blanc–colline-Parlementaire and Saint-Sacrement	Québec Agglomeration
Zone 2	Basse-Ville	Districts of Saint-Roch, Saint-Sauveur, Maizerets, Vieux-Limoilou and Lairet	Québec Agglomeration
Zone 3	Sainte-Foy–Sillery	Districts of Sillery, Cité-Universitaire, Pointe-de-Sainte-Foy, Saint-Louis and Plateau	Québec Agglomeration
Zone 6	Charlesbourg	Borough of Charlesbourg	Québec Agglomeration
Zone 5	Beauport	Borough of Beauport	Québec Agglomeration
Zone 4	Les Rivières	Borough of Les Rivières	Québec Agglomeration
Zone 7	Haute-Saint-Charles	Districts of Lac-Saint-Charles, Châtelets, Saint-Émile and Loretteville	Québec Agglomeration
Zone 8	Val-Bélair–L'Ancienne-Lorette	Districts of Val-Bélair and Aéroport, and city of L'Ancienne-Lorette	Québec Agglomeration
Zone 9	Saint-Augustin–Cap-Rouge	City of Saint-Augustin-de-Desmaures and district of Cap-Rouge	Québec Agglomeration
Zone 10	Côte-de-Beaupré	Regional county municipalities of La Côte-de-Beaupré and L'Île-d'Orléans	Northern Suburbs
Zone 11	Jacques-Cartier	Regional county municipality of La Jacques-Cartier and city of Neuville	Northern Suburbs
Zone 12	South Shore West	Borough of Les Chutes-de-la-Chaudière-Ouest	South Shore
Zone 13	South Shore Centre	Borough of Les Chutes-de-la-Chaudière-Est and municipality of Saint-Lambert-de-Lauzon	South Shore
Zone 14	South Shore East	Borough of Desjardins and municipalities of Saint-Henri and Beaumont	South Shore

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) Second Quarter 2018								
Quebec CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2016	2017	Apr. 2018	May 2018	Jun. 2018	Apr. 2018	May 2018	Jun. 2018
Single-Detached	873	810	715	691	791	687	678	679
Multiples	3,893	5,830	2,664	5,364	9,744	4,664	3,608	4,452
Total	4,766	6,640	3,379	6,055	10,535	5,351	4,286	5,131
	Quarterly SAAR		Actual			YTD		
	2018 Q1	2018 Q2	2017 Q2	2018 Q2	% change	2017 Q2	2018 Q2	% change
Single-Detached	760	743	278	256	-7.9%	388	359	-7.5%
Multiples	6,011	4,704	1,930	1,481	-23.3%	2,380	2,226	-6.5%
Total	6,771	5,447	2,208	1,737	-21.3%	2,768	2,585	-6.6%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Québec CMA
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2018	256	214	29	0	0	96	13	1,084	1,737
Q2 2017	278	176	83	0	0	848	0	823	2,208
% Change	-7.9	21.6	-65.1	n/a	n/a	-88.7	n/a	31.7	-21.3
Year-to-date 2018	359	292	65	0	0	118	13	1,693	2,585
Year-to-date 2017	388	276	106	0	16	931	0	1,051	2,768
% Change	-7.5	5.8	-38.7	n/a	-100.0	-87.3	n/a	61.1	-6.6
UNDER CONSTRUCTION									
Q2 2018	275	256	65	0	0	1,272	13	4,260	6,290
Q2 2017	361	220	162	0	19	1,351	24	2,560	4,718
% Change	-23.8	16.4	-59.9	n/a	-100.0	-5.8	-45.8	66.4	33.3
COMPLETIONS									
Q2 2018	193	124	33	0	0	173	0	698	1,221
Q2 2017	181	100	54	0	0	81	0	613	1,029
% Change	6.6	24.0	-38.9	n/a	n/a	113.6	n/a	13.9	18.7
Year-to-date 2018	345	192	67	0	0	210	0	896	1,710
Year-to-date 2017	291	162	93	0	5	121	4	1,258	1,934
% Change	18.6	18.5	-28.0	n/a	-100.0	73.6	-100.0	-28.8	-11.6
COMPLETED & NOT ABSORBED									
Q2 2018	33	124	62	0	3	260	n/a	n/a	482
Q2 2017	46	113	69	0	14	282	n/a	n/a	524
% Change	-28.3	9.7	-10.1	n/a	-78.6	-7.8	n/a	n/a	-8.0
ABSORBED									
Q2 2018	201	144	29	0	2	157	n/a	n/a	533
Q2 2017	183	118	57	0	0	81	n/a	n/a	439
% Change	9.8	22.0	-49.1	n/a	n/a	93.8	n/a	n/a	21.4
Year-to-date 2018	357	208	60	0	3	203	n/a	n/a	831
Year-to-date 2017	304	182	87	0	5	110	n/a	n/a	688
% Change	17.4	14.3	-31.0	n/a	-40.0	84.5	n/a	n/a	20.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Québec Agglomeration									
Q2 2018	69	136	6	0	0	86	0	954	1,251
Q2 2017	55	92	39	0	0	793	0	426	1,405
Northern Suburbs									
Q2 2018	120	40	14	0	0	6	0	2	182
Q2 2017	155	18	30	0	0	31	0	7	241
South Shore									
Q2 2018	67	38	9	0	0	4	13	128	304
Q2 2017	68	66	14	0	0	24	0	390	562
Québec CMA									
Q2 2018	256	214	29	0	0	96	13	1,084	1,737
Q2 2017	278	176	83	0	0	848	0	823	2,208
City of Québec									
Q2 2018	63	136	6	0	0	86	0	954	1,245
Q2 2017	52	92	39	0	0	759	0	211	1,153
City of Lévis									
Q2 2018	62	36	9	0	0	4	13	116	285
Q2 2017	58	64	12	0	0	24	0	389	547
UNDER CONSTRUCTION									
Québec Agglomeration									
Q2 2018	75	148	16	0	0	1,100	0	3,054	4,393
Q2 2017	89	114	112	0	19	1,130	24	1,915	3,424
Northern Suburbs									
Q2 2018	130	64	20	0	0	18	0	112	344
Q2 2017	191	24	30	0	0	37	0	12	294
South Shore									
Q2 2018	70	44	29	0	0	154	13	1,094	1,553
Q2 2017	81	82	20	0	0	184	0	633	1,000
Québec CMA									
Q2 2018	275	256	65	0	0	1,272	13	4,260	6,290
Q2 2017	361	220	162	0	19	1,351	24	2,560	4,718
City of Québec									
Q2 2018	69	148	16	0	0	959	0	2,645	3,837
Q2 2017	85	112	112	0	19	955	24	1,635	2,963
City of Lévis									
Q2 2018	60	44	29	0	0	154	13	1,082	1,531
Q2 2017	67	78	18	0	0	184	0	626	973

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Québec Agglomeration									
Q2 2018	58	72	21	0	0	153	0	520	824
Q2 2017	38	44	31	0	0	81	0	288	482
Northern Suburbs									
Q2 2018	83	6	0	0	0	0	0	7	96
Q2 2017	94	10	4	0	0	0	0	2	110
South Shore									
Q2 2018	52	46	12	0	0	20	0	171	301
Q2 2017	49	46	19	0	0	0	0	323	437
Québec CMA									
Q2 2018	193	124	33	0	0	173	0	698	1,221
Q2 2017	181	100	54	0	0	81	0	613	1,029
City of Québec									
Q2 2018	53	70	21	0	0	119	0	300	563
Q2 2017	37	44	31	0	0	81	0	282	475
City of Lévis									
Q2 2018	49	44	12	0	0	20	0	171	296
Q2 2017	41	46	19	0	0	0	0	317	423
COMPLETED & NOT ABSORBED									
Québec Agglomeration									
Q2 2018	8	63	26	0	1	199	n/a	n/a	297
Q2 2017	15	67	35	0	12	241	n/a	n/a	370
Northern Suburbs									
Q2 2018	18	14	1	0	2	27	n/a	n/a	62
Q2 2017	23	20	3	0	2	16	n/a	n/a	64
South Shore									
Q2 2018	7	47	35	0	0	34	n/a	n/a	123
Q2 2017	8	26	31	0	0	25	n/a	n/a	90
Québec CMA									
Q2 2018	33	124	62	0	3	260	n/a	n/a	482
Q2 2017	46	113	69	0	14	282	n/a	n/a	524
City of Québec									
Q2 2018	7	63	22	0	1	155	n/a	n/a	248
Q2 2017	14	67	27	0	12	216	n/a	n/a	336
City of Lévis									
Q2 2018	6	42	35	0	0	34	n/a	n/a	117
Q2 2017	7	25	31	0	0	25	n/a	n/a	88

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
Second Quarter 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Québec Agglomeration									
Q2 2018	63	86	19	0	2	132	n/a	n/a	302
Q2 2017	40	62	35	0	0	76	n/a	n/a	213
Northern Suburbs									
Q2 2018	84	10	4	0	0	6	n/a	n/a	104
Q2 2017	92	15	6	0	0	1	n/a	n/a	114
South Shore									
Q2 2018	54	48	6	0	0	19	n/a	n/a	127
Q2 2017	51	41	16	0	0	4	n/a	n/a	112
Québec CMA									
Q2 2018	201	144	29	0	2	157	n/a	n/a	533
Q2 2017	183	118	57	0	0	81	n/a	n/a	439
City of Québec									
Q2 2018	57	82	18	0	2	129	n/a	n/a	288
Q2 2017	39	62	35	0	0	69	n/a	n/a	205
City of Lévis									
Q2 2018	50	47	6	0	0	19	n/a	n/a	122
Q2 2017	42	39	16	0	0	4	n/a	n/a	101

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Québec CMA 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	810	508	203	0	16	1,179	0	3,820	6,640
% Change	-7.2	20.4	-15.4	n/a	**	170.4	-100.0	39.7	39.3
2016	873	422	240	0	3	436	58	2,734	4,766
% Change	5.7	14.7	81.8	n/a	-78.6	-56.2	**	-11.9	-12.4
2015	826	368	132	0	14	996	3	3,103	5,442
% Change	-6.9	-39.5	-3.6	n/a	16.7	-14.3	-50.0	99.7	22.3
2014	887	608	137	0	12	1,162	6	1,554	4,449
% Change	-7.7	16.0	12.3	n/a	-7.7	-20.5	-33.3	0.8	-4.9
2013	961	524	122	0	13	1,462	9	1,542	4,680
% Change	-23.5	0.8	-69.4	-100.0	-74.0	-42.2	-52.6	3.4	-27.1
2012	1,257	520	399	1	50	2,530	19	1,492	6,416
% Change	-6.8	-36.9	-5.2	n/a	163.2	28.6	n/a	90.3	17.8
2011	1,349	824	421	0	19	1,967	0	784	5,445
% Change	-23.7	0.7	-1.6	n/a	-63.5	17.4	-100.0	-56.3	-18.1
2010	1,768	818	428	0	52	1,675	3	1,795	6,652
% Change	1.3	33.7	42.7	n/a	**	29.0	0.0	33.6	20.7
2009	1,746	612	300	0	17	1,298	3	1,344	5,513
% Change	-14.0	23.4	-8.0	n/a	-65.3	16.8	n/a	-0.7	1.0
2008	2,031	496	326	0	49	1,111	0	1,353	5,457

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Second Quarter 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Québec Agglomeration											
Haute-Ville	0	0	0	0	0	0	28	0	28	0	n/a
Basse-Ville	2	2	0	0	0	0	15	77	17	79	-78.5
Sainte-Foy–Sillery	9	4	10	12	0	0	276	672	295	688	-57.1
Les Rivières	5	0	42	8	6	3	217	45	270	56	**
Beauport	16	10	16	6	0	28	73	30	105	74	41.9
Charlesbourg	11	8	28	24	0	0	15	7	54	39	38.5
Haute-Saint-Charles	3	7	16	18	0	0	3	70	22	95	-76.8
Val-Bélair–L'Ancienne-Lorette	17	22	24	24	0	0	53	9	94	55	70.9
Saint-Augustin–Cap-Rouge	6	2	0	0	0	0	360	317	366	319	14.7
Northern Suburbs											
Côte-de-Beaupré	30	24	16	4	11	9	0	18	57	55	3.6
Jacques-Cartier	90	131	24	14	3	15	8	26	125	186	-32.8
South Shore											
South Shore West	28	32	14	14	4	0	12	222	58	268	-78.4
South Shore Centre	10	8	12	36	0	3	82	84	104	131	-20.6
South Shore East	29	28	14	16	14	7	85	112	142	163	-12.9
Québec CMA	256	278	216	176	38	65	1,227	1,689	1,737	2,208	-21.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - June 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Québec Agglomeration											
Haute-Ville	0	0	0	0	0	0	220	0	220	0	n/a
Basse-Ville	2	2	0	0	3	0	53	247	58	249	-76.7
Sainte-Foy–Sillery	13	8	10	12	0	0	447	672	470	692	-32.1
Les Rivières	6	2	44	8	6	19	297	45	353	74	**
Beauport	24	14	16	14	3	33	79	62	122	123	-0.8
Charlesbourg	16	15	34	32	0	0	17	16	67	63	6.3
Haute-Saint-Charles	7	17	24	30	0	0	3	94	34	141	-75.9
Val-Bélair–L'Ancienne-Lorette	27	38	36	36	6	0	174	43	243	117	107.7
Saint-Augustin–Cap-Rouge	6	2	2	0	0	0	360	317	368	319	15.4
Northern Suburbs											
Côte-de-Beaupré	34	38	18	8	11	9	0	20	63	75	-16.0
Jacques-Cartier	126	151	44	18	7	15	18	26	195	210	-7.1
South Shore											
South Shore West	45	43	26	28	4	0	18	246	93	317	-70.7
South Shore Centre	12	17	20	60	18	3	86	84	136	164	-17.1
South Shore East	41	41	20	30	14	11	88	142	163	224	-27.2
Québec CMA	359	388	294	276	72	90	1,860	2,014	2,585	2,768	-6.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	0	28	0
Basse-Ville	0	0	0	0	3	74	12	3
Sainte-Foy–Sillery	0	0	0	0	63	592	213	80
Les Rivières	6	3	0	0	0	0	217	45
Beauport	0	28	0	0	16	20	57	10
Charlesbourg	0	0	0	0	0	4	15	3
Haute-Saint-Charles	0	0	0	0	0	0	3	70
Val-Bélair–L'Ancienne-Lorette	0	0	0	0	4	9	49	0
Saint-Augustin–Cap-Rouge	0	0	0	0	0	102	360	215
Northern Suburbs								
Côte-de-Beaupré	11	9	0	0	0	18	0	0
Jacques-Cartier	3	15	0	0	6	19	2	7
South Shore								
South Shore West	4	0	0	0	6	2	6	220
South Shore Centre	0	3	0	0	0	0	82	84
South Shore East	3	7	11	0	0	26	40	86
Québec CMA	27	65	11	0	98	866	1,084	823

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	0	220	0
Basse-Ville	3	0	0	0	3	127	50	120
Sainte-Foy–Sillery	0	0	0	0	63	592	384	80
Les Rivières	6	19	0	0	16	0	281	45
Beauport	3	33	0	0	16	44	63	18
Charlesbourg	0	0	0	0	2	8	15	8
Haute-Saint-Charles	0	0	0	0	0	0	3	94
Val-Bélair–L'Ancienne-Lorette	6	0	0	0	4	21	170	22
Saint-Augustin–Cap-Rouge	0	0	0	0	0	102	360	215
Northern Suburbs								
Côte-de-Beaupré	11	9	0	0	0	20	0	0
Jacques-Cartier	7	15	0	0	12	19	6	7
South Shore								
South Shore West	4	0	0	0	6	4	12	242
South Shore Centre	18	3	0	0	0	0	86	84
South Shore East	3	11	11	0	0	26	43	116
Québec CMA	61	90	11	0	122	963	1,693	1,051

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
Second Quarter 2018

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Québec Agglomeration								
Haute-Ville	0	0	0	0	28	0	28	0
Basse-Ville	2	2	3	74	12	3	17	79
Sainte-Foy–Sillery	19	16	63	592	213	80	295	688
Les Rivières	53	11	0	0	217	45	270	56
Beauport	32	48	16	16	57	10	105	74
Charlesbourg	39	36	0	0	15	3	54	39
Haute-Saint-Charles	19	25	0	0	3	70	22	95
Val-Bélair–L'Ancienne-Lorette	41	46	4	9	49	0	94	55
Saint-Augustin–Cap-Rouge	6	2	0	102	360	215	366	319
Northern Suburbs								
Côte-de-Beaupré	57	37	0	18	0	0	57	55
Jacques-Cartier	117	166	6	13	2	7	125	186
South Shore								
South Shore West	48	48	4	0	6	220	58	268
South Shore Centre	22	47	0	0	82	84	104	131
South Shore East	44	53	0	24	53	86	142	163
Québec CMA	499	537	96	848	1,097	823	1,737	2,208

Table 2.5: Starts by Submarket and by Intended Market
January - June 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Québec Agglomeration								
Haute-Ville	0	0	0	0	220	0	220	0
Basse-Ville	5	2	3	127	50	120	58	249
Sainte-Foy–Sillery	23	20	63	592	384	80	470	692
Les Rivières	56	13	16	16	281	45	353	74
Beauport	43	71	16	34	63	18	122	123
Charlesbourg	52	55	0	0	15	8	67	63
Haute-Saint-Charles	31	47	0	0	3	94	34	141
Val-Bélair–L'Ancienne-Lorette	69	74	4	21	170	22	243	117
Saint-Augustin–Cap-Rouge	8	2	0	102	360	215	368	319
Northern Suburbs								
Côte-de-Beaupré	63	57	0	18	0	0	63	75
Jacques-Cartier	177	190	12	13	6	7	195	210
South Shore								
South Shore West	77	75	4	0	12	242	93	317
South Shore Centre	50	80	0	0	86	84	136	164
South Shore East	62	84	0	24	56	116	163	224
Québec CMA	716	770	118	947	1,706	1,051	2,585	2,768

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	% Change
Québec Agglomeration											
Haute-Ville	0	0	0	0	0	0	0	0	0	0	n/a
Basse-Ville	0	0	0	0	13	0	142	49	155	49	**
Sainte-Foy–Sillery	10	4	0	0	0	0	91	117	101	121	-16.5
Les Rivières	1	2	4	0	3	0	20	151	28	153	-81.7
Beauport	14	4	8	4	3	19	41	24	66	51	29.4
Charlesbourg	6	8	14	8	0	0	37	6	57	22	159.1
Haute-Saint-Charles	6	11	22	20	0	0	74	6	102	37	175.7
Val-Bélair–L'Ancienne-Lorette	17	9	22	12	0	0	21	28	60	49	22.4
Saint-Augustin–Cap-Rouge	4	0	2	0	0	0	249	0	255	0	n/a
Northern Suburbs											
Côte-de-Beaupré	18	8	0	4	0	0	0	0	18	12	50.0
Jacques-Cartier	65	86	6	6	0	4	7	2	78	98	-20.4
South Shore											
South Shore West	23	17	14	4	0	13	50	134	87	168	-48.2
South Shore Centre	6	13	16	32	12	0	73	64	107	109	-1.8
South Shore East	23	19	16	10	0	4	68	127	107	160	-33.1
Québec CMA	193	181	124	100	31	40	873	708	1,221	1,029	18.7

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2018											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Québec Agglomeration											
Haute-Ville	0	0	0	4	0	0	0	5	0	9	-100.0
Basse-Ville	0	2	0	0	16	0	169	60	185	62	198.4
Sainte-Foy–Sillery	12	8	2	6	0	3	95	657	109	674	-83.8
Les Rivières	3	3	6	0	8	0	20	163	37	166	-77.7
Beauport	23	8	10	8	3	25	90	68	126	109	15.6
Charlesbourg	8	15	20	16	3	0	47	14	78	45	73.3
Haute-Saint-Charles	12	14	28	26	0	0	146	58	186	98	89.8
Val-Bélair–L'Ancienne-Lorette	26	17	38	24	0	8	35	31	99	80	23.8
Saint-Augustin–Cap-Rouge	7	5	6	0	0	0	249	0	262	5	**
Northern Suburbs											
Côte-de-Beaupré	34	12	0	8	0	6	18	2	52	28	85.7
Jacques-Cartier	141	127	18	12	10	9	13	5	182	153	19.0
South Shore											
South Shore West	35	33	16	10	4	13	72	137	127	193	-34.2
South Shore Centre	11	20	24	34	15	0	79	76	129	130	-0.8
South Shore East	33	27	24	18	0	4	81	133	138	182	-24.2
Québec CMA	345	291	192	166	59	68	1,114	1,409	1,710	1,934	-11.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	0	0	0
Basse-Ville	13	0	0	0	74	10	68	39
Sainte-Foy–Sillery	0	0	0	0	0	2	91	115
Les Rivières	3	0	0	0	0	31	20	120
Beauport	3	19	0	0	29	24	12	0
Charlesbourg	0	0	0	0	2	4	35	2
Haute-Saint-Charles	0	0	0	0	0	0	74	6
Val-Bélair–L'Ancienne-Lorette	0	0	0	0	16	22	5	6
Saint-Augustin–Cap-Rouge	0	0	0	0	34	0	215	0
Northern Suburbs								
Côte-de-Beaupré	0	0	0	0	0	0	0	0
Jacques-Cartier	0	4	0	0	0	0	7	2
South Shore								
South Shore West	0	13	0	0	8	0	42	134
South Shore Centre	12	0	0	0	0	0	73	64
South Shore East	0	4	0	0	12	2	56	125
Québec CMA	31	40	0	0	175	95	698	613

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	5	0	0
Basse-Ville	16	0	0	0	77	10	92	50
Sainte-Foy–Sillery	0	3	0	0	4	39	91	618
Les Rivières	8	0	0	0	0	31	20	132
Beauport	3	25	0	0	29	26	61	42
Charlesbourg	3	0	0	0	4	12	43	2
Haute-Saint-Charles	0	0	0	0	0	0	146	58
Val-Bélair–L'Ancienne-Lorette	0	8	0	0	16	22	19	9
Saint-Augustin–Cap-Rouge	0	0	0	0	34	0	215	0
Northern Suburbs								
Côte-de-Beaupré	0	6	0	0	18	2	0	0
Jacques-Cartier	10	9	0	0	6	2	7	3
South Shore								
South Shore West	4	13	0	0	18	0	54	137
South Shore Centre	15	0	0	0	0	0	79	76
South Shore East	0	4	0	0	12	2	69	131
Québec CMA	59	68	0	0	218	151	896	1,258

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017	Q2 2018	Q2 2017
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	0	0	0
Basse-Ville	13	0	74	10	68	39	155	49
Sainte-Foy–Sillery	10	6	0	0	91	115	101	121
Les Rivières	8	2	0	31	20	120	28	153
Beauport	25	33	29	18	12	0	66	51
Charlesbourg	22	20	0	0	35	2	57	22
Haute-Saint-Charles	28	31	0	0	74	6	102	37
Val-Bélair–L'Ancienne-Lorette	39	21	16	22	5	6	60	49
Saint-Augustin–Cap-Rouge	6	0	34	0	215	0	255	0
Northern Suburbs								
Côte-de-Beaupré	18	12	0	0	0	0	18	12
Jacques-Cartier	71	96	0	0	7	2	78	98
South Shore								
South Shore West	37	34	8	0	42	134	87	168
South Shore Centre	34	45	0	0	73	64	107	109
South Shore East	39	35	12	0	56	125	107	160
Québec CMA	350	335	173	81	698	613	1,221	1,029

Table 3.5: Completions by Submarket and by Intended Market January - June 2018								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Québec Agglomeration								
Haute-Ville	0	4	0	5	0	0	0	9
Basse-Ville	16	2	77	10	92	50	185	62
Sainte-Foy–Sillery	18	21	0	35	91	618	109	674
Les Rivières	17	3	0	31	20	132	37	166
Beauport	36	49	29	18	61	42	126	109
Charlesbourg	35	41	0	0	43	4	78	45
Haute-Saint-Charles	40	40	0	0	146	58	186	98
Val-Bélair–L'Ancienne-Lorette	64	49	16	22	19	9	99	80
Saint-Augustin–Cap-Rouge	13	5	34	0	215	0	262	5
Northern Suburbs								
Côte-de-Beaupré	34	28	18	0	0	0	52	28
Jacques-Cartier	169	145	6	5	7	3	182	153
South Shore								
South Shore West	55	56	18	0	54	137	127	193
South Shore Centre	50	54	0	0	79	76	129	130
South Shore East	57	49	12	0	69	133	138	182
Québec CMA	604	546	210	126	896	1,262	1,710	1,934

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Second Quarter 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Québec Agglomeration													
Q2 2018	1	2.9	10	29.4	9	26.5	4	11.8	10	29.4	34	-	-
Q2 2017	1	4.8	8	38.1	11	52.4	1	4.8	0	0.0	21	-	302,014
Year-to-date 2018	3	5.7	14	26.4	19	35.8	6	11.3	11	20.8	53	-	303,891
Year-to-date 2017	1	3.2	8	25.8	18	58.1	1	3.2	3	9.7	31	-	302,014
Northern Suburbs													
Q2 2018	0	0.0	12	46.2	7	26.9	4	15.4	3	11.5	26	-	263,024
Q2 2017	1	7.1	4	28.6	3	21.4	5	35.7	1	7.1	14	-	-
Year-to-date 2018	2	3.7	18	33.3	21	38.9	9	16.7	4	7.4	54	-	263,024
Year-to-date 2017	2	7.7	6	23.1	11	42.3	6	23.1	1	3.8	26	-	-
South Shore													
Q2 2018	0	0.0	3	10.3	14	48.3	4	13.8	8	27.6	29	-	372,182
Q2 2017	1	7.1	2	14.3	5	35.7	5	35.7	1	7.1	14	-	-
Year-to-date 2018	1	2.5	5	12.5	19	47.5	7	17.5	8	20.0	40	-	372,182
Year-to-date 2017	1	3.8	2	7.7	10	38.5	10	38.5	3	11.5	26	-	-
Québec CMA													
Q2 2018	1	1.1	25	28.1	30	33.7	12	13.5	21	23.6	89	365,000	413,325
Q2 2017	3	6.1	14	28.6	19	38.8	11	22.4	2	4.1	49	322,500	341,710
Year-to-date 2018	6	4.1	37	25.2	59	40.1	22	15.0	23	15.6	147	350,000	386,381
Year-to-date 2017	4	4.8	16	19.3	39	47.0	17	20.5	7	8.4	83	355,000	367,773
City of Québec													
Q2 2018	1	3.1	10	31.3	9	28.1	3	9.4	9	28.1	32	335,000	414,063
Q2 2017	1	4.8	8	38.1	11	52.4	1	4.8	0	0.0	21	320,000	321,606
Year-to-date 2018	1	2.0	14	28.6	19	38.8	5	10.2	10	20.4	49	335,000	393,640
Year-to-date 2017	1	3.2	8	25.8	18	58.1	1	3.2	3	9.7	31	320,000	348,016
City of Lévis													
Q2 2018	0	0.0	2	7.4	14	51.9	3	11.1	8	29.6	27	395,000	441,739
Q2 2017	1	7.7	1	7.7	5	38.5	5	38.5	1	7.7	13	-	359,937
Year-to-date 2018	0	0.0	4	11.4	18	51.4	5	14.3	8	22.9	35	395,000	427,075
Year-to-date 2017	1	4.0	1	4.0	10	40.0	10	40.0	3	12.0	25	-	398,844

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2018						
Submarket	Q2 2018	Q2 2017	% Change	YTD 2018	YTD 2017	% Change
Québec Agglomeration						
Haute-Ville	-	-	n/a	-	-	n/a
Basse-Ville	-	-	n/a	-	-	n/a
Sainte-Foy–Sillery	-	-	n/a	-	-	n/a
Les Rivières	-	-	n/a	-	-	n/a
Beauport	-	-	n/a	303,891	-	n/a
Charlesbourg	-	-	n/a	-	-	n/a
Haute-Saint-Charles	-	-	n/a	-	-	n/a
Val-Bélair–L'Ancienne-Lorette	-	302,014	n/a	-	302,014	n/a
Saint-Augustin–Cap-Rouge	-	-	n/a	-	-	n/a
Northern Suburbs						
Côte-de-Beaupré	-	-	n/a	-	-	n/a
Jacques-Cartier	263,024	-	n/a	263,024	-	n/a
South Shore						
South Shore West	372,182	-	n/a	372,182	-	n/a
South Shore Centre	-	-	n/a	-	-	n/a
South Shore East	-	-	n/a	-	-	n/a
Québec CMA	413,325	341,710	21.0	386,381	367,773	5.1

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Quebec

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q2 2018	1,452	2,172	4,777	294,684	9.9	282,239	11.4
Q2 2017	1,375	2,180	4,709	285,112	10.3	274,747	11.6
% Change	5.6	-0.4	1.4	3.4	n/a	2.7	n/a
YTD 2018	2,970	4,990	4,829	283,110	9.8	n/a	n/a
YTD 2017	2,812	4,849	4,699	275,746	10.0	n/a	n/a
% Change	5.6	2.9	2.8	2.7	n/a	n/a	n/a
CONDOMINIUMS*							
Q2 2018	469	831	2,440	222,307	15.6	221,014	19.0
Q2 2017	440	758	2,427	217,813	16.5	221,129	20.1
% Change	6.6	9.6	0.5	2.1	n/a	-0.1	n/a
YTD 2018	881	1,989	2,465	219,701	16.8	n/a	n/a
YTD 2017	922	1,858	2,502	213,308	16.3	n/a	n/a
% Change	-4.4	7.1	-1.5	3.0	n/a	n/a	n/a
PLEX*							
Q2 2018	162	281	594	324,325	11.0	314,007	12.8
Q2 2017	145	263	558	295,154	11.5	308,307	12.3
% Change	11.7	6.8	6.5	9.9	n/a	1.8	n/a
YTD 2018	297	599	595	314,495	12.0	n/a	n/a
YTD 2017	289	536	564	300,773	11.7	n/a	n/a
% Change	2.8	11.8	5.5	4.6	n/a	n/a	n/a
TOTAL							
Q2 2018	2,084	3,292	7,826	279,577	11.3	270,183	13.1
Q2 2017	1,962	3,209	7,708	269,952	11.8	264,766	13.6
% Change	6.2	2.6	1.5	3.6	n/a	2.0	n/a
YTD 2018	4,149	7,593	7,903	265,112	11.4	n/a	n/a
YTD 2017	4,026	7,253	7,778	265,169	11.6	n/a	n/a
% Change	3.1	4.7	1.6	0.0	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system

[2] Calculations: CMHC.

[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators Second Quarter 2018										
		Interest Rates			NHPI, Total, Québec CMA 2016.12 =100	CPI, 2002 =100	Québec Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.2	126.1	444.9	4.4	68.9	880
	February	561	3.14	4.64	100.2	126.5	446.6	4.3	68.9	872
	March	561	3.14	4.64	100.1	126.7	446.9	4.0	68.6	875
	April	561	3.14	4.64	100.2	126.9	444.8	4.2	67.8	886
	May	561	3.14	4.64	100.3	127.0	440.2	4.6	67.6	902
	June	561	3.14	4.64	100.4	126.7	436.9	4.5	67.5	923
	July	573	3.14	4.84	100.4	126.8	435.3	4.1	67.4	944
	August	573	3.14	4.84	100.4	126.7	436.9	3.8	67.4	958
	September	575	3.09	4.89	100.4	127.0	437.5	3.9	67.1	952
	October	581	3.24	4.99	100.4	127.1	439.6	4.3	67.6	943
	November	581	3.24	4.99	100.6	127.4	443.3	4.2	68.1	928
	December	581	3.24	4.99	100.6	127.2	447.5	3.9	68.5	921
2018	January	590	3.34	5.14	100.6	127.5	452.2	3.3	68.9	911
	February	590	3.34	5.14	100.6	128.1	453.6	3.2	68.8	907
	March	590	3.34	5.14	100.7	128.4	457.4	3.6	69.6	909
	April	590	3.34	5.14	100.6	128.8	460.7	3.7	69.8	919
	May	601	3.49	5.34	100.7	128.9	463.0	3.9	70.3	932
	June	601	3.49	5.34		128.7	460.2	3.8	70.2	946
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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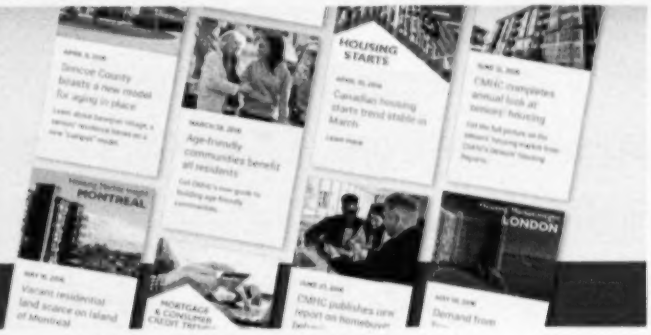

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